

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 4404/120 Abeckett Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,000,000 & \$1,100,000

### Median sale price

Median price \$484,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 22/02/2025 to 22/02/2026 Source [www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property               | Price       | Date of sale |
|--|-------------|--------------|
| 603/120 ABECKETT STREET, MELBOURNE VIC 3000  | \$980,000   | 13/09/2019   |
| 902/120 ABECKETT STREET, MELBOURNE VIC 3000  | \$1,127,500 | 15/02/2026   |
| 4504/120 ABECKETT STREET, MELBOURNE VIC 3000 | \$975,000   | 01/12/2021   |

This Statement of Information was prepared on: 22/02/2026

